

ACS Monument " 6-A14 "
NAD 1983 CENTRAL ZONE
X=1524030.519 *
Y=1534611.07 *
Z=5002.022 * (NAVD 1988)
G-G=0.999680128
Mapping Angle=-0°13'28.98"





* U.S. SURVEY FOOT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/2/1993, 93C-189)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (9/7/2000, 2000C-233)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (12/18/1985, C29-31)
●	FOUND MONUMENT AS INDICATED
●R	FOUND 1/2" REBAR WITH CAP "LS 9750"
●PK	FOUND PK NAIL WITH TAG "LS 9750"
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Plat for Tracts 1 and 2 G Alameda Shoppes Being Comprised of Tract C-4-A Seven Bar Ranch City of Albuquerque Bernalillo County, New Mexico October 2021

Easement Notes

- EXISTING 50' ROADWAY & TEMPORARY DRAINAGE EASEMENT WITH NON-EXCLUSIVE RIGHTS OF INGRESS AND EGRESS GRANTED TO AMAFCA (4/20/1982, VOL. MISC. 924, PG. 741, DOC. NO. 8220382) AND (6/21/1993, VOL. 93-16, PG. 1505-1510, DOC. NO. 93064867)
- EXISTING DRAINAGE RIGHT-OF-WAY FOR AMAFCA ACROSS ALL OF TRACT C-3-C PER AGREEMENT (06/21/1993, VOL. 93-16, PG. 1505-1510, DOC. NO. 93064867) AND NOTED ON THE PLAT (7/2/1993, 93C-189)
- EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT (12/23/1974, BK. 399, PG. 963-964)
- EXISTING 10' WATERLINE EASEMENT (12/27/1974, BK. MISC. 400, PG. 381-82)
- EXISTING 10' UTILITY EASEMENT (8/6/1974, BK. MISC. 380, PG. 510, DOC. NO. 23224)
- EXISTING DESILTING POND FOR DRAINAGE (12/18/1985, BK. MISC. 303A, PG. 185-189) SHOWN HEREON AS 
- EXISTING 25' DRAINAGE EASEMENT (3/22/1998, 98C-99)
- EXISTING 10' WATERLINE EASEMENT (12/18/1985, C29-31)
- EXISTING 25' SIDEWALK EASEMENT (12/18/1985, C29-31)
- EXISTING 10' UTILITY EASEMENT (12/18/1985, C29-31)
- EXISTING 20' WATERLINE EASEMENT (7/26/1984, C24-136)
- EXISTING NMUI EASEMENT AGREEMENT FOR WATERLINE (12/15/1993, BK. 93-36, PG. 956-961, DOC. NO. 93141955) VACATED WITH THE FILING OF THIS PLAT.
- EXISTING NON-EXCLUSIVE, PERPETUAL INGRESS AND EGRESS EASEMENT (11/1/1994, BK. 94-30, PG. 6362-6367, DOC. NO. 94131022) SHOWN HEREON AS 
- EXISTING 7' PNM AND MST&T EASEMENT (9/23/1986, BK. MISC. 3978, PG. 909, DOC. NO. 8691166)
- EXISTING PRIVATE SANITARY SEWER EASEMENT (12/8/1993, BK. 93-35, PG. 3040-3046, DOC. NO. 93139036) SHOWN HEREON AS 
- 5' ADDITIONAL PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWUA WITH THE FILING OF THIS PLAT. SHOWN HEREON AS 
- PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACTS 1 AND 2, GRANTED WITH THE FILING OF THIS PLAT.
- 6' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Cielo Vista del Norte NW
(R/W Varies)

Calle Cuervo NW
(68' R/W)

BAR SCALE
0 40' 80'
SCALE: 1" = 40'

3615 NM State Highway 528
(aka Rio Rancho Blvd. / Alameda Blvd.)
(200' R/W)

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Plat for
Tracts 1 and 2
G Alameda Shoppes
Being Comprised of
Tract C-4-A
Seven Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	13.52' (13.42')	1054.93' (1054.93')	0°44'04"	13.52'	N 26°59'47" W
C2	46.46' (46.48')	25.00' (25.00')	106°28'06"	40.05'	S 79°51'48" E
C3	158.26' (158.12')	1054.93' (1054.93')	8°35'43"	158.11'	N 22°19'53" W
C4	603.85' (603.88')	786.78' (786.78') {786.78'}	43°58'27"	589.14'	S 15°17'50" W
C5	94.94' (94.94')	1563.03' (1563.03')	3°28'49"	94.93'	N 44°11'05" E
C6	295.37' [295.16']	786.78' (786.78') {786.78'} [786.78']	21°30'34"	293.63'	S 17°26'40" E
C7	24.14' (24.20')	1513.03' (1513.03')	0°54'51"	24.14'	N 46°26'44" E
C8	123.53'	1054.93' (1054.93')	6°42'33"	123.46'	N 23°16'28" W
C9	34.73'	1054.93' (1054.93')	1°53'10"	34.72'	N 18°58'37" W
C10	22.96'	720.06'	1°49'36"	22.96'	N 16°27'08" E
C11	27.14'	18.35'	84°44'35"	24.73'	N 01°44'47" E
C12	6.35'	1054.92' (1054.93')	0°20'42"	6.35'	N 23°38'16" W
C13	36.45'	24.35'	85°45'26"	33.14'	N 01°38'38" E

Line Table		
Line #	Direction	Length (ft)
L1	S 12°29'37" W	28.90'
L2	N 43°36'02" W	20.00'
L3	N 24°01'31" E	17.20'
L4	N 47°11'09" E	47.31'
L5	N 47°11'09" E	49.55'

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easement Notes

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